

**SCOTTSDALE SHADOWS IV, INC.**  
**7800 E. Camelback Road**  
**Scottsdale, AZ 85251**

**PET POLICY**

**Scottsdale Shadows/RCI Rules & Regulations:**

9. "RESTRICTIONS ON PETS/SERVICE ANIMALS/COMPANION ANIMALS"

- A. Dog Rules – The following is applicable to all dogs present on property.
  - I. All dogs when outside an owner/resident's condominium unit must always be leashed and under control.
  - II. Each Association is at liberty to control the transport of non-ADA dogs within the boundaries of their Association.
  - III. All dogs must be registered with RCI and obtain a red tag to be worn by the dog to prove registration needs were met.
- B. Pet Dogs – A pet dog is defined as a dog that is neither a service dog, nor an emotional support dog. The following rules apply to pet dogs.
  - I. Pet dogs are permitted in Associations IV and VII.
  - II. NO pet dogs can be more than 20 lbs.
  - III. No vicious or dangerous animal shall be kept within Scottsdale Shadows.
  - IV. A pet dog may walk on RCI streets only, as an exception, a pet dog may walk within 30 feet of the bins provided in the defecation areas to relieve itself. The owner of the pet dog must collect the fecal matter in a plastic bag and place it in the provided bins immediately. A pet dog may only defecate within 30 feet of the described bins.
  - V. No pet dog shall be a nuisance which includes but is not limited to excessive barking or howling.
  - VI. A pet dog cannot accompany its owner or owner's agent to non-pet friendly Associations or to RCI buildings and facilities including but not limited to the Art Room, Woodworking, Tennis courts and pools.

**Scottsdale Shadows IV, Inc. CC&R's:**

17.7 The maintenance, keeping, boarding and/or raising of animals, reptiles or birds of any kind, regardless of number, is prohibited within any Unit or upon the Common Elements of the Property except that the keeping of one small, orderly domestic dog, cat or caged bird is permitted, subject to the Rules and Regulations adopted by the Board of Directors, provided its weight does not exceed twenty (20) pounds, and provided that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon three days written notice from the Board of Directors.

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17.8 Pets shall not be allowed to walk or run (even on a leash) in the hallways, stairways, or other Common Elements of the buildings. Pets shall be taken to a sanitary area designated by the RCI Board of Directors. Dogs and cats must be accompanied by a responsible person. Owners of pets are responsible for maintaining proper sanitation in regard to their pets and must immediately remove and properly dispose of any droppings or excrement from pets except in the sanitary area designated for that purpose.

(a) Any resident who keeps or maintains a pet in a Unit shall be deemed to have indemnified and agreed to hold the Unit owners free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the homeowners resulting from the presence of such pets. The Board of Directors may also, in its discretion, establish additional pet fees as allowed by local and state laws, including costs associated with pet waste DNA collection and testing.

(b) No pets shall be housed or maintained anywhere on the premises of the Property except in an individual Unit. Any dog or cat found in a building or on the grounds of the Property which is not accompanied by its owner or caretaker and is not registered with RCI shall be deemed to be a stray animal and will be subject to immediate confiscation and/or impoundment without advance notice to anyone.

(c) Further, nothing in this Section shall prohibit an Owner from having an animal to be in compliance with Federal Law.